



## GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application Number: # 13320 - 00481

Date Received: \_\_\_\_\_

Commission/Civic: Norhtland

Existing Zoning: \_\_\_\_\_ Application Accepted by: HT Fee: \$1900

Comments: \_\_\_\_\_

### TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- ☒ Variance ☐ Graphics Plan ☐ Special Permit ☐ Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe The applicant respectfully requests a variance to CC.3377.10, & CC 3377.11 (A) , to permit the additional existing (4) four tenant panels to remain on the existing non-conforming main I.D. sign.

### LOCATION

1. Certified Address Number and Street Name 1269 Morse Road  
City Columbus State Ohio Zip 43229  
Parcel Number (only one required) 010-275830

### APPLICANT

2. Name Oakridge Plaza Partners ET AL  
3. Address 2815 Townsgate Rd., STE 130 City/State Westlake Village, CA Zip 91361  
4. Phone # 1-805-777-1177 X1 Fax # 1-805-777-1725 Email schneider@ssicinc.com

### PROPERTY OWNER(S)

2. Name Oakridge Plaza Partners ET AL  
3. Address 2815 Townsgate Rd., STE 130 City/State Westlake Village, CA Zip 91361  
4. Phone # 1-805-777-1177 X1 Fax # 1-805-777-1725 Email schneider@ssicinc.com

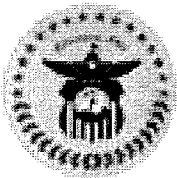
☐ Check here if listing additional property owners on a separate page.

### ATTORNEY / AGENT (CIRCLE ONE)

8. Name Stanley W. Young III / Columbus Sign Co., Inc.  
9. Address 1515 E. Fifth Avenue City/State Columbus, Ohio Zip 43219  
10. Phone # 252-3133 / 500-9845 Fax # 252-2494 Email trinitysigngroup@gmail.com

### SIGNATURES

11. Applicant Signature Oakridge Plaza Partners By: Stanley W. Young III  
12. Property Owner Signature Oakwood Plaza Partners By: Stanley W. Young III  
13. Attorney / Agent Signature Stanley W. Young III Stanley W. Young III



# CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13320-00481  
1269 MORSE ROAD

## One Stop Shop Zoning Report Date: Mon Aug 5 2013

General Zoning Inquiries: 614-645-8637

### SITE INFORMATION

**Address:** 1269 MORSE RD COLUMBUS, OH

**Mailing Address:** 2815 TOWNSGATE RD STE 130  
2815 TOWNSGATE RD STE 130

**Owner:** OAKRIDGE PLAZA PARTNERS E

**Parcel Number:** 010275830

### ZONING INFORMATION

**Zoning:** 1262, Commercial, C4.  
effective 3/3/1965, Height District H-35

**Historic District:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Historic Site:** No

**Commercial Overlay:** MORSE ROAD RCO

**Council Variance:** N/A

**Graphic Commission:** N/A

**Flood Zone:** OUT

**Area Commission:** N/A

**Airport Overlay Environs:** N/A

**Planning Overlay:** N/A

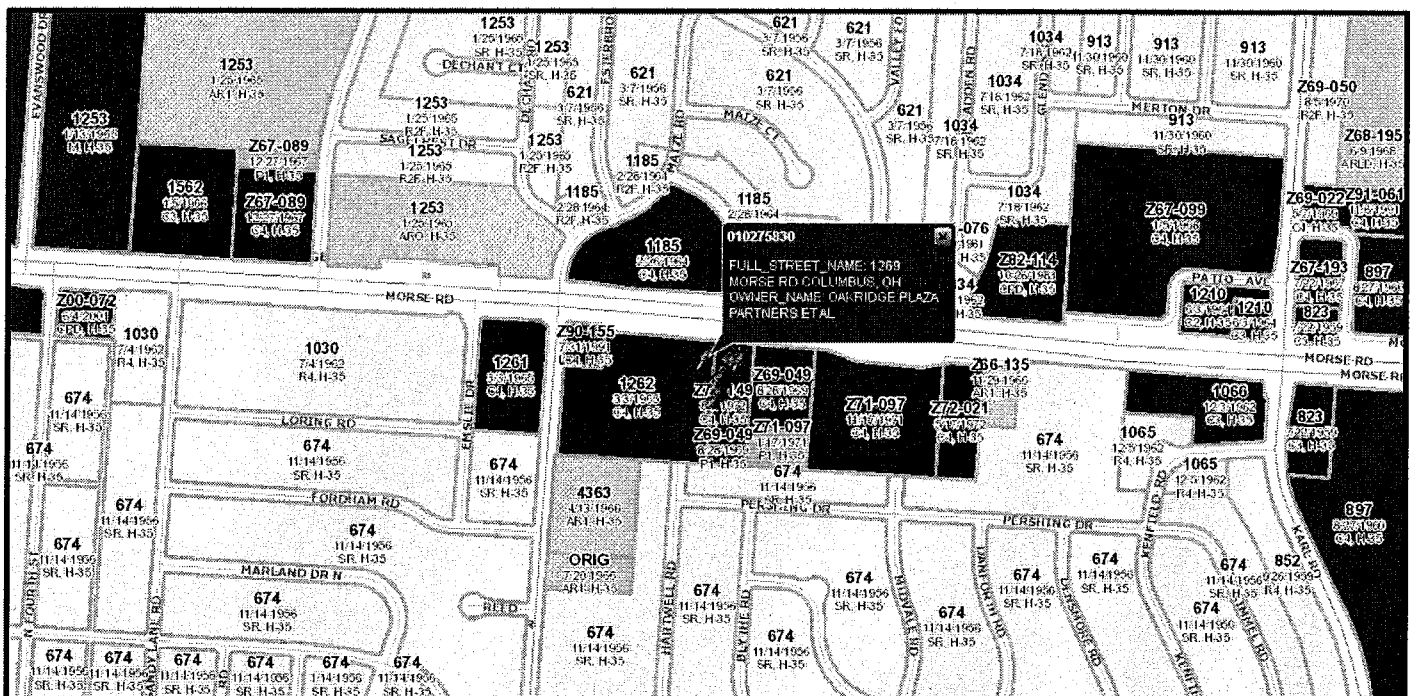
### PENDING ZONING ACTION

**Zoning:** N/A

**Council Variance:** N/A

**Board of Zoning Adjustment (BZA):** N/A

**Graphic Commission:** N/A





(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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### AFFIDAVIT

(See next page for instructions)

APPLICATION # \_\_\_\_\_

**13320-00481**  
**1269 MORSE ROAD**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Stanley W. Young III

of (1) MAILING ADDRESS 1515 E. Fifth Avenue, Columbus, Ohio 43219

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 1269 Morse Road, Columbus, Ohio 43229

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) \_\_\_\_\_

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Oakwood Plaza Partners  
2815 Townsgate Rd., STE 130  
Westlake Village, CA 91361

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Same as owner 1-805-777-1177 x1

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) The Northland Community Council, William R. Logan  
P.O.Box 297836, Columbus, Ohio 43229

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME      (6A) ADDRESS OF PROPERTY      (6B) PROPERTY OWNER(S) MAILING ADDRESS  
(PLEASE SEE ATTACHED LIST)

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) Stanley W. Young III  
day of July, in the year 2013

(8) Mark E. Borden

Notary Seal Here



**MARK E. BORDEN**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES NOVEMBER 5, 2013



## GRAPHICS COMMISSION APPLICATION

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### STATEMENT OF HARDSHIP

**13320-00481**  
**1269 MORSE ROAD**

APPLICATION # \_\_\_\_\_

#### 3382.05 Variance.

Any request for a Variance from this Graphics Code shall be heard and decided by the Graphics Commission as provided by the Graphics Code.

- A. The Graphics Commission shall have the power, upon application, to grant a Variance from one (1) or more provisions of this Graphics Code. No Variance shall be granted unless the Commission finds that a hardship exists, based upon special physical conditions which:
1. Are due to exceptional shallowness, shape, topographic conditions or other extraordinary situations peculiar to the premises itself; or
  2. Differentiate the premises from other premises in the same zoning district and the general vicinity; or
  3. Prevent a reasonable return in service, use or income compared to other conforming premises in the same district; and
  4. Where the result of granting the variance will not be injurious to neighboring properties and will not be contrary to the public interest or to the intent and purpose of the Graphics Code.
- B. In granting a Variance, the Graphics Commission may impose such requirements and conditions regarding the location, character, and other features of the *graphics* as the Commission deems necessary to carry out the intent and purpose of this Graphics Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this Graphics Code shall be construed as authorizing the Commission to affect changes in the Zoning Map or to add to the uses permitted in any zoning district.

I have read Section 3382.05 Variance, and believe my application for relief from the requirements of the Graphics Code satisfies the four criteria for a variance in the following ways:

( PLEASE REFER TO ATTACHED GRAPHICS STATEMENT )

Signature of Applicant

*Stanley W. Young III*

Date

*July 8, 2013*

**13320-00481**  
**1269 MORSE ROAD**

**GRAPHICS PLAN SUMMARY**

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The applicant, Oakridge Plaza Partners respectfully requests a variance to CC.3377.10 & CC.3377.11(A), to permit the additional existing (4) four tenant panels to remain on the existing non-conforming main I.D. sign. This variance request is for certified address 1269 Morse Road, an address assigned to the free-standing sign by Alfred Carmon on 6/26/2013 for parcel ID # 010-275830. The property is zoned C4 and is located in the Morse Road RCO. This request is a result of a City of Columbus zoning code violation order dated August 24, 2012 as included in this package and marked as Exhibit "A". According to a letter dated June 5, 2013, from Ms. Deborah D. Van Dyke, the Property Maintenance Inspector, marked as Exhibit "B", states that upon the current owners purchase and transfer of the said parcel that the existing main free-standing sign was configured with a total of (8) eight tenant panels and remains that same way today. As the Morse Road area continues to develop with existing and new retail store fronts the difficulty of filling existing ones to viable tenants remains to be a challenge even in a most robust economy. In any retail setting new tenants will be looking for signage that will help them identify at the street level and to guide new and existing customers to their location once inside the complex. We are aware of the existing code restriction of (4) four tenant panels and the complex identification sign on top requirement. The owners of the complex were not aware of this restriction from the beginning and purchased the property with the intent of using the tenant panels for their tenants. By using the existing panels it will help further business growth for both the tenant and the property owner and to allow the Morse road area to thrive in a still soft economy. It is our opinion that a hardship exists for the property owner and we respectfully request relief from CC.3377.10 & CC.3377.11(A), by permitting the existing non-conforming sign to be used in a way that all (8) tenant panels should be able to display graphics for tenants.

Oakridge Plaza Partners ET AL

By: Stanley W. Young III

Stanley W. Young III



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 6/24/13



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this survey plats, and other public records and data. Users of this information sources should be consulted for verification of the county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

**13320-00481**  
**1269 MORSE ROAD**

s,  
map.

Real Estate / GIS Department

**FLOOD NOTE**

NOTES CORRESPONDING TO SCHEDULE B -  
SECTION II OF COMMITMENT No. A75-0909568

- [illegible]

### MISCELLANEOUS NOTES

[illegible]

### STATEMENT OF ENCROACHMENTS

**Neon Vials**

## ALTA / ACSM CERTIFICATION

**The Lawyers' Title Insurance Corporation**

[illegible]

ADVANCED CIVIL DESIGN, INC.

CLARK C. ROUTE  
DATE \_\_\_\_\_

BOUNDARY  
SURVEY  
FOR  
TOYS-R-US  
SMITH & HALE

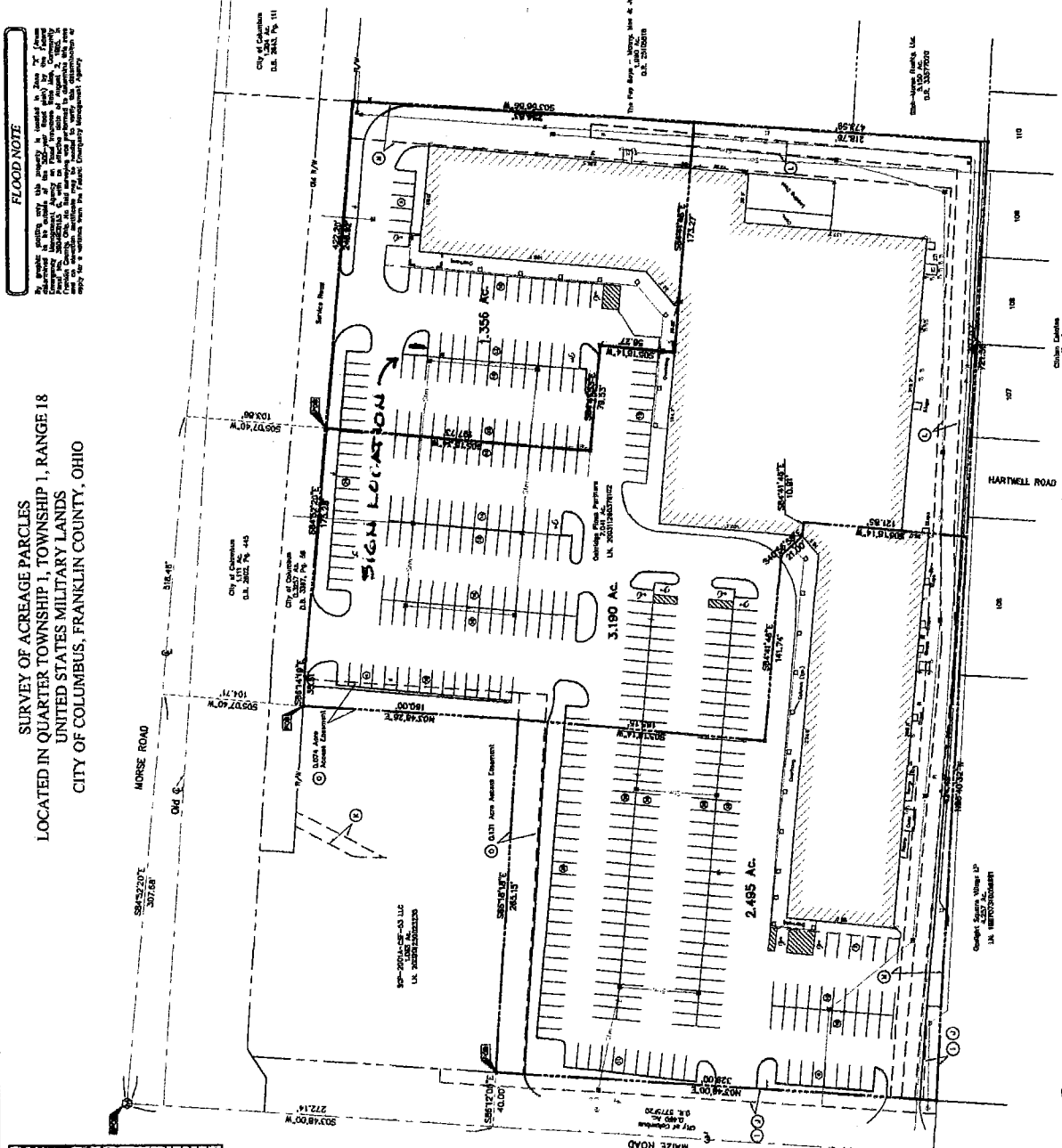
**ADVANCED**



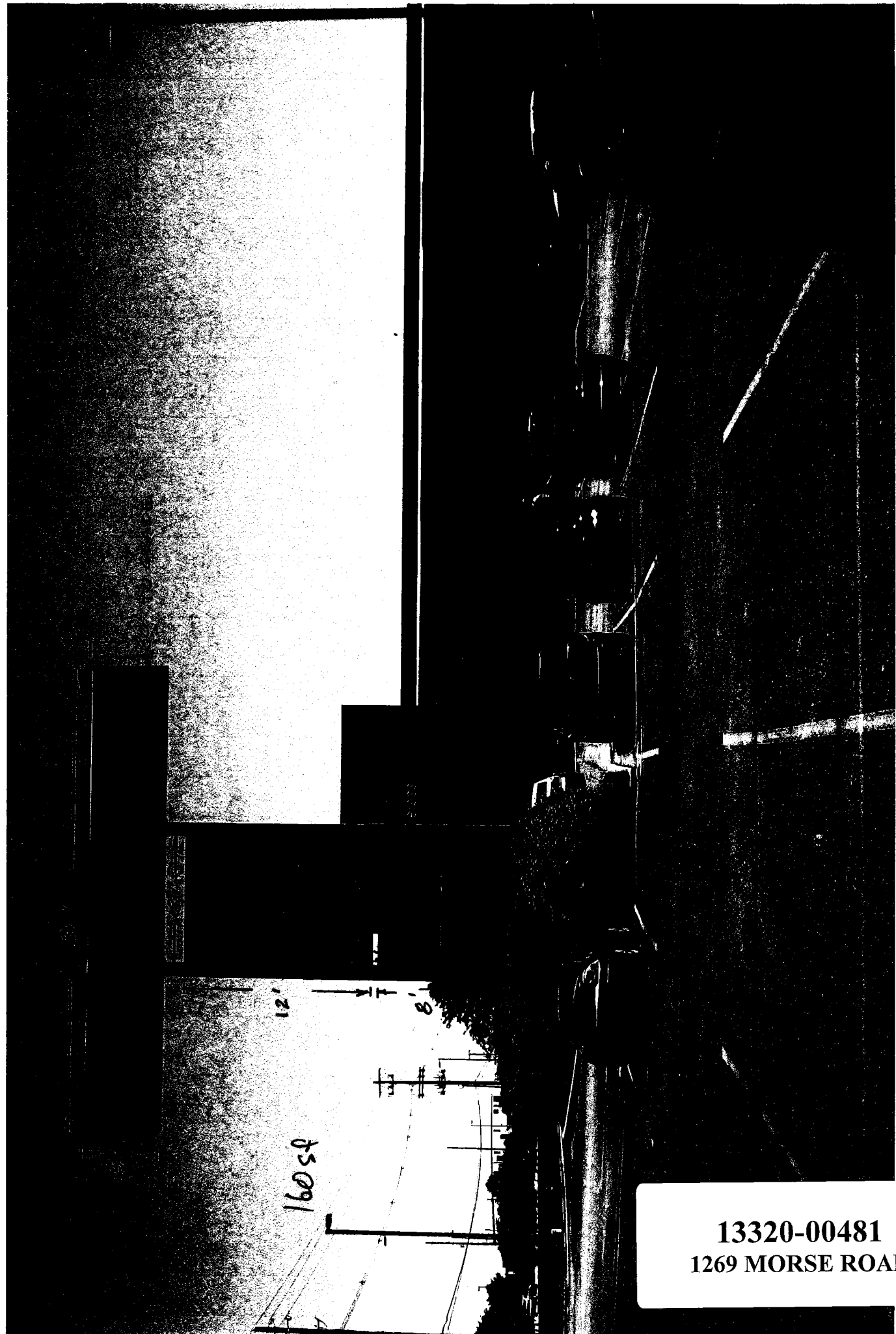
ADVANCED

CIVIL DESIGN	SCALE 1" = 40'	SHEET 1/1
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1/1 1775

[illegible]

**13320-00481**  
**1269 MORSE ROAD**



13320-00481  
1269 MORSE ROAD



